TeleSpan Communications, LLC
Hwy 94 Herod Wireless Collocation
Alternative Site Analysis &
Geographical Service Area maps

Project Site The project site is located a mile and half west of Potrero proper, at 24052 Highway 94, Potrero, CA 91963 APN 652-061-02-00 The parcel is zoned (S92), is (37.5) acres in size, and currently has a residence and a accessory building.

Project Description TeleSpan Communications, LLC ("TeleSpan") is seeking to build a 50-foot tall faux water tank, wireless collocation facility on the property that is capable of hosting three wireless carriers. TeleSpan has performed detailed drive-test analyses along Hwy 94 and Hwy 188 and in the general vicinity, where each of three commercial wireless carriers signals (Verizon, AT&T and T-Mobile) were measured and documented using in-vehicle drive test equipment. Of these three major wireless carriers, Verizon, AT&T, and T-Mobile all have sporadic, or no service along Hwy 94 just west of the downtown Potrero area or up on the north end of Potrero proper near Picnic Lake Park. Exhibit A depicts the drive test results for each of these three carriers, and Exhibit B models the coverage that would be available to each of these carriers from collocating on the TeleSpan site. The coverage objective extends from roughly ½ mile east of the proposed site to meet the existing Potrero coverage, northeast up along Potrero Valley Rd where it meets Round Potrero Rd and west roughly 2 miles along Hwy 94, which currently has no coverage.

Location Selection The proposed location was selected based on it being nearly centered in the existing coverage gap for the majority of wireless providers along Hwy 94 and south down Hwy 188 towards Tecate. This location is preferred due to it being set back far from the Hwy and having clear line of sight along Hwy 94. This location was previously proposed as a site candidate for Nextel Communication. Telespan is unaware of the reason Nextel never finalized the project. The proposed location offers the best coverage and least visual impact. The faux wood façade tank is located over 450' at the closest point to Hwy 94/ Campo Rd and the surrounding backdrop is extremely rocky and hilly terrain which reduces the silhouette. This location is also setback from the ridge of the slope that also provides concealment from the Hwy and surrounding possible viewpoints.

This application proposes to install an enclosed equipment compound of approximately 2400 square feet to host the three wireless carriers' outdoor radio equipment, and to provide sufficient room for up to two (to be permitted separately) future emergency generators behind the 6'-8" tall CMU block enclosure. The antenna structure is designed in the liking of a silo watertank type structure. Due to the speed limit of the nearby Hwy, nearby treeline to the east and hilly and rocky landscape to the south, west and north the facility would not be clearly visible from public view, and the water tank painted brown will blend into the surrounding rock landscape.

Architectural Compliance and Site Design The antenna configuration is designed to cover only south, east, northeast and west since this is the coverage objective there is a steep slope to the north. The antennas and supporting equipment (i.e.. remote radios, feed lines and surge suppressors) will be completely concealed within the faux tank.

Preference Categories

Section 6986 of the Telecommunications Ordinance (Preferred Sites) identifies the preference categories assigned to proposed zones and locations. The project site is zoned S-90, which is not a preferred zone for telecommunications facilities. The project location is on a site developed with a single-family residence and accessory buildings, surrounded on all sides by undeveloped land strewn with large boulders. This design is defined as "high visibility" according to the County's Wireless Ordinance because it exceeds the 35' height limit, with a faux water tank design it is the most appropriate design for the subject site. Properties in the surrounding area all utilize similar style water tanks.

Below is a list categorizing what the site development team explored prior to arriving at the proposed location.

- *Preferred Zones: Industrial and Commercial*
  Within and around the project search ring there are no industrial or commercial zones. Due to the topographical variations within the area, this particular search ring was extremely narrow. The surrounding area is solidly agricultural/residential zoning and land use character of the project area (entirely A72, S80, and S92 zoning). There are no industrial or commercial sites within the search ring area.

- Preferred Locations:

  * *Public Right of Way / Utility Poles*
    Public right-of-way solutions were sometimes relied upon with earlier generation wireless facilities when the requirements for data capacities were less and quick voice only coverage solutions were acceptable. The current generation carrier broadband installation requires a minimum of 1,000-square-feet of base station area and the capacity to carry 3 levels of panel antennas. No public right-of-way location was identified that could accommodate the TeleSpan facility required to provide adequate coverage and service level to the target area. Again, the significant topographical constraints of the surrounding area make utilities poles obsolete.

  * *Water Tanks*
    Municipal Water tank sites are preferred solutions for wireless sites since they represent a non- residential land use, frequently located within residential areas and located on high ground. However, we were unable to identify any water tank facilities in the search ring. The proposed design is a faux water tank.

  * *Non-Residential Land Uses*
    Opportunities for any non-residential land uses were examined. Our search for non-residential land uses included commercial sites, parks, fire stations, schools, churches, community centers and open space areas. However, we were unable to identify any non-residential land uses in the search area.

Alternative Locations on the Same Parcel- Alternative locations were reviewed but only the proposed location was pursued due to the topography of the parcel and coverage objective along HWY 94. The existing graded area offer the best option for both concealing the site and to cover the largest area possible with a single antenna structure.

Although the subject facility is located in a non-preferred zone (S90), it is designed to be in harmony with the aesthetics of the surrounding residents and un developed land. Furthermore, the antenna location within the faux water tank will fit into the surrounding landscape as all properties in the area are on well water and utilize water tanks for storage and pressure.

Public Benefit

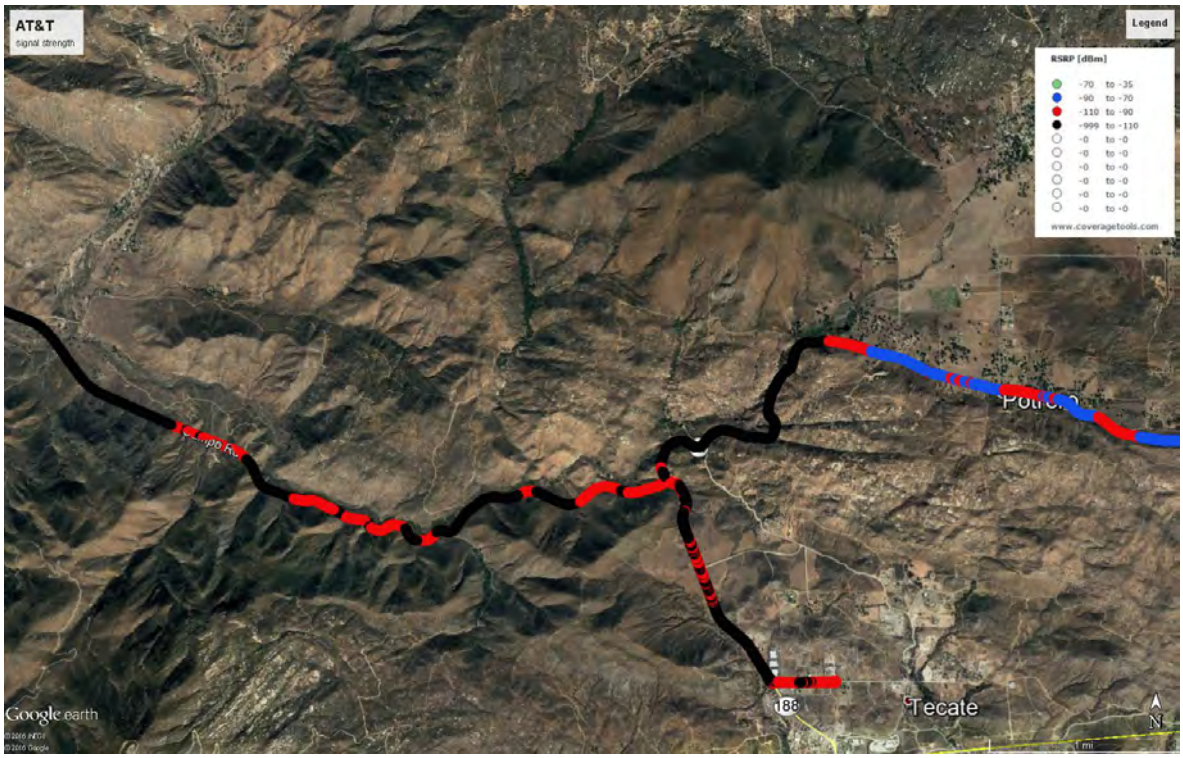
The serious lack of coverage from the major wireless carriers in and around the project area has significant public safety considerations. The majority of 911 calls are now placed by wireless telephone, and many of the emergency responders now rely upon the wireless networks to a large degree for their communications. The proposed wireless facility would be E-911 compliant, meaning that emergency calls placed from the wireless phones of other carriers would connect through the proposed TeleSpan site. In such hilly areas, regular radio communications may not be reliable, but the cellular networks provide secure communications for areas having network coverage. Also, the wireless systems have the ability to locate lost, injured or stranded persons with the GPS aspect of the cellular networks. These rural communities of the County are vulnerable to isolation in the event of wildfires, earthquakes or other public emergencies if regular landline communications become severed. The installation of the proposed TeleSpan facility would greatly enhance personal, business and emergency communications for this rural community San Diego County. The future (under a separate permit) emergency generators proposed will also add to the safety of the community in the case of a major catastrophe or long duration power outages. These generators would be added once the individual wireless providers apply for permits to collocate on this facility.

Clarification for the height requested

The justification for 50' top of water tank will allow for up to 3 wireless carriers to locate within the faux tank. Carriers require 3-5' of separation tip to toe and utilize either 6' or 8' antennas. A 50' tank will allow for the lowest carrier to have clearance above the surrounding rock outcroppings with a bottom of antenna height at 18- 20'.

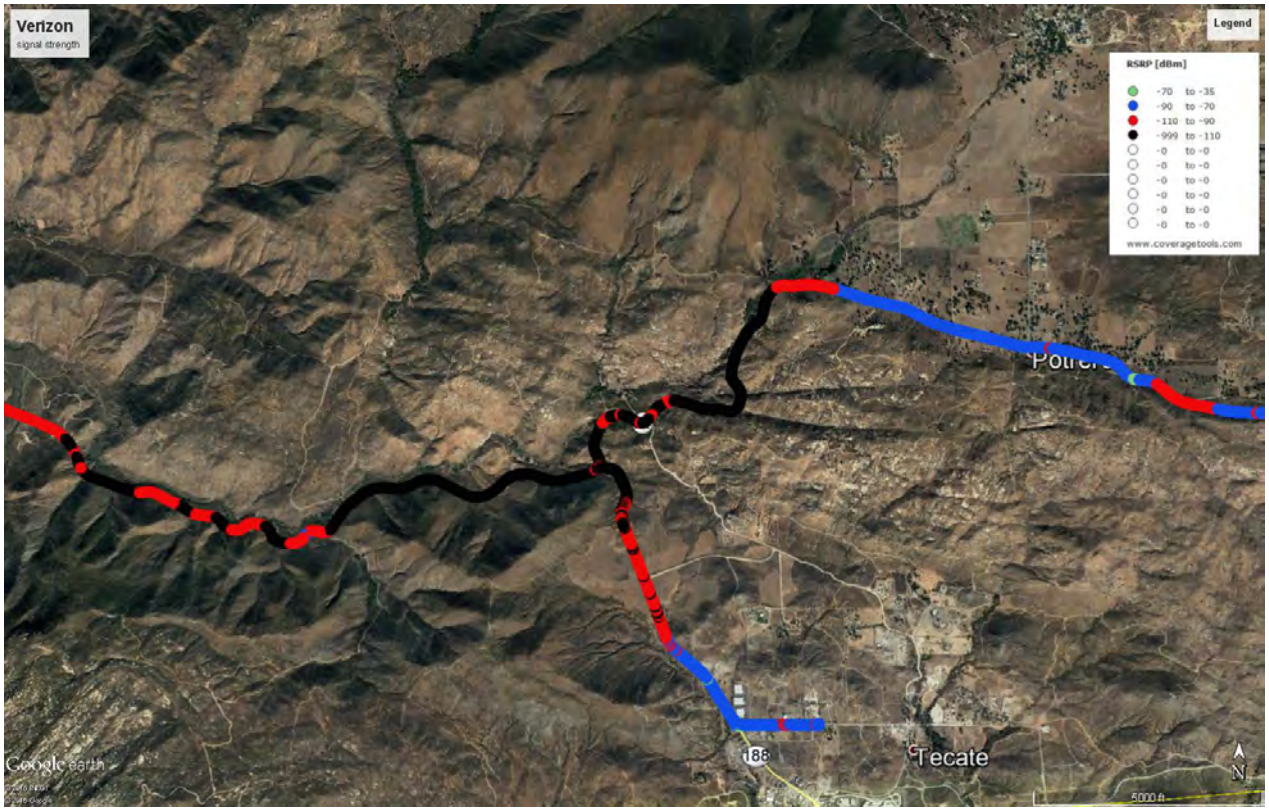
Existing coverage of Wireless providers taken with drive test equipment for real time findings:

AT&T Mobility's *existing coverage show fair to good coverage in Potrero near town but no coverage west of Saxon Rd on Hwy 94 (Green is in building, Blue is in vehicle, Red is outdoor, Black is unreliable coverage)*

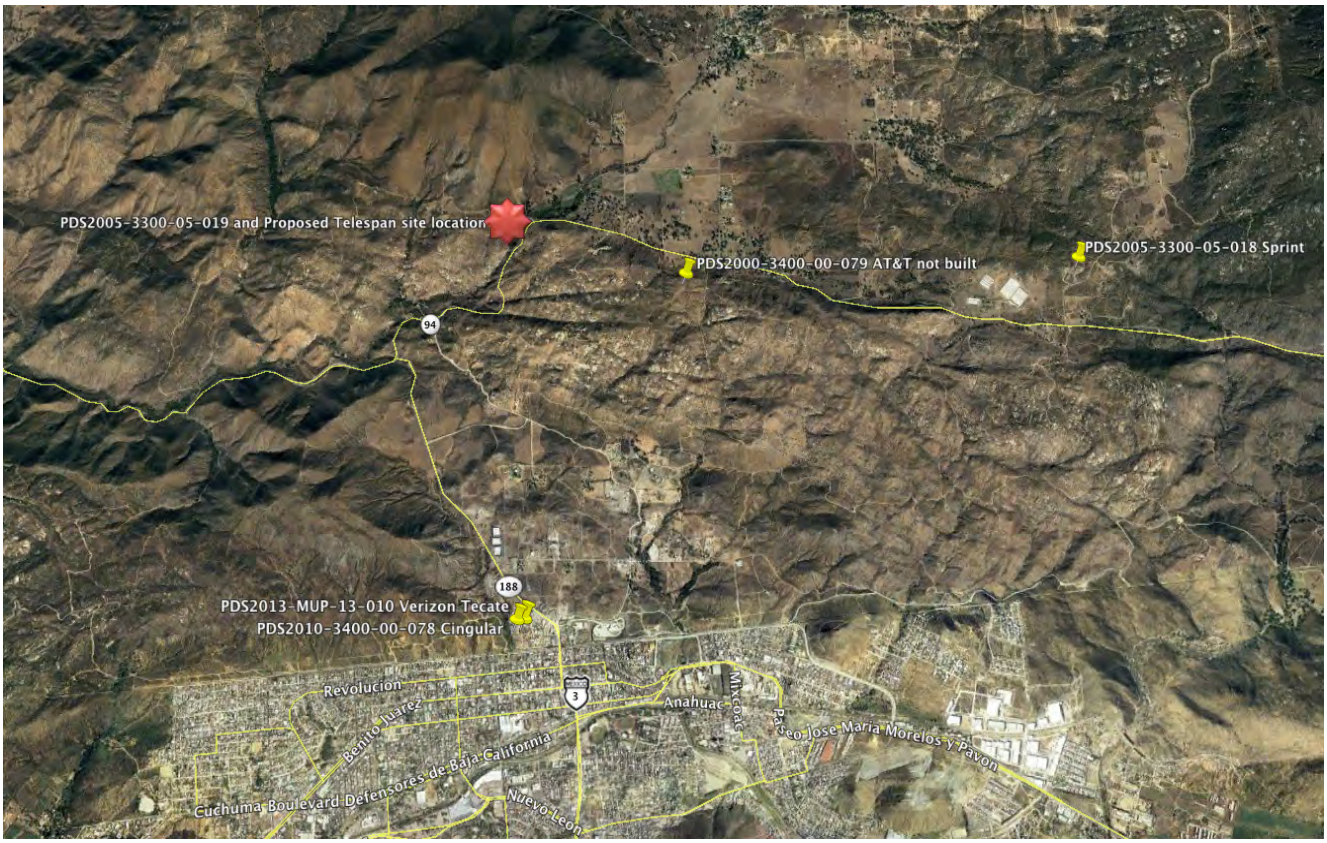


T Mobile's *existing coverage show fair to good coverage in Potrero near town but no coverage west of Saxon Rd on Hwy 94 and coverage in the Town of Tecate from their site near the border but drops off going up the grade on Hwy 188 towards Hwy 94 (Green is in building, Blue is in vehicle, Red is outdoor, Black is unreliable coverage)*

Verizon's *existing coverage show fair to good coverage in Potrero near town but no coverage west of Saxon Rd on Hwy 94 and coverage in the Town of Tecate from their existing site near the border but drops off going up the grade on Hwy 188 (Green is in building, Blue is in vehicle, Red is outdoor, Black is unreliable coverage)*

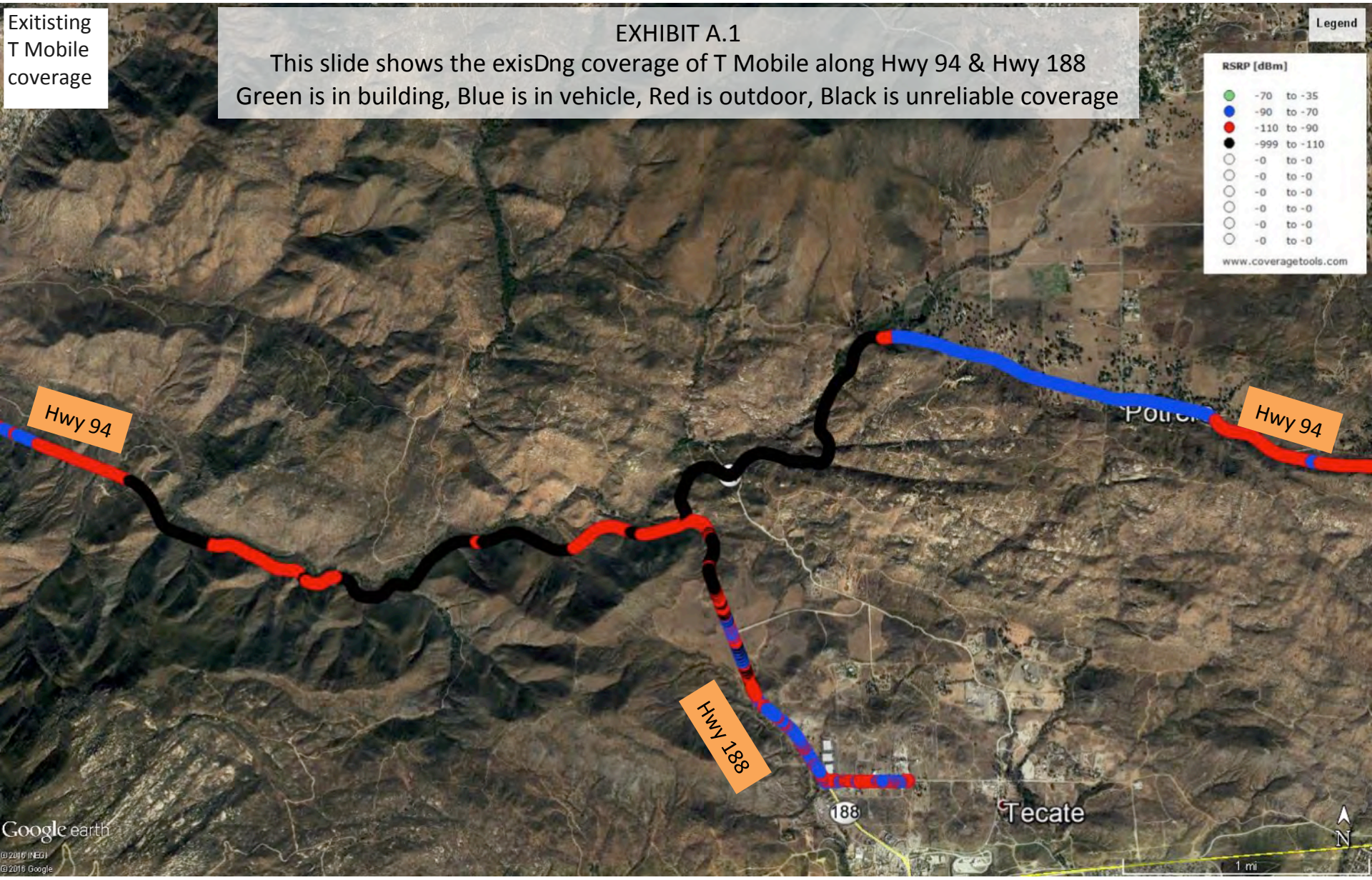


Alternative Site Analysis ASA following slides shows the projected coverage of existing and previously applied for WCF in the area.



TeleSpan Herod WCF
24052 Highway 94, Potrero, CA 91963

ExisDng Carrier Coverage, Alterna ve Site Analysis and Geographical Service Area maps


Exitisting T Mobile coverage
EXHIBIT A.1
This slide shows the exisDng coverage of T Mobile along Hwy 94 & Hwy 188
Green is in building, Blue is in vehicle, Red is outdoor, Black is unreliable coverage
Legend
RSRP [dBm]
-70 to -35
-90 to -70
-110 to -90
-999 to -110
-0 to -0
-0 to -0
-0 to -0
-0 to -0
-0 to -0
-0 to -0
www.coveragetools.com
Hwy 94
Hwy 94
Hwy 188
188
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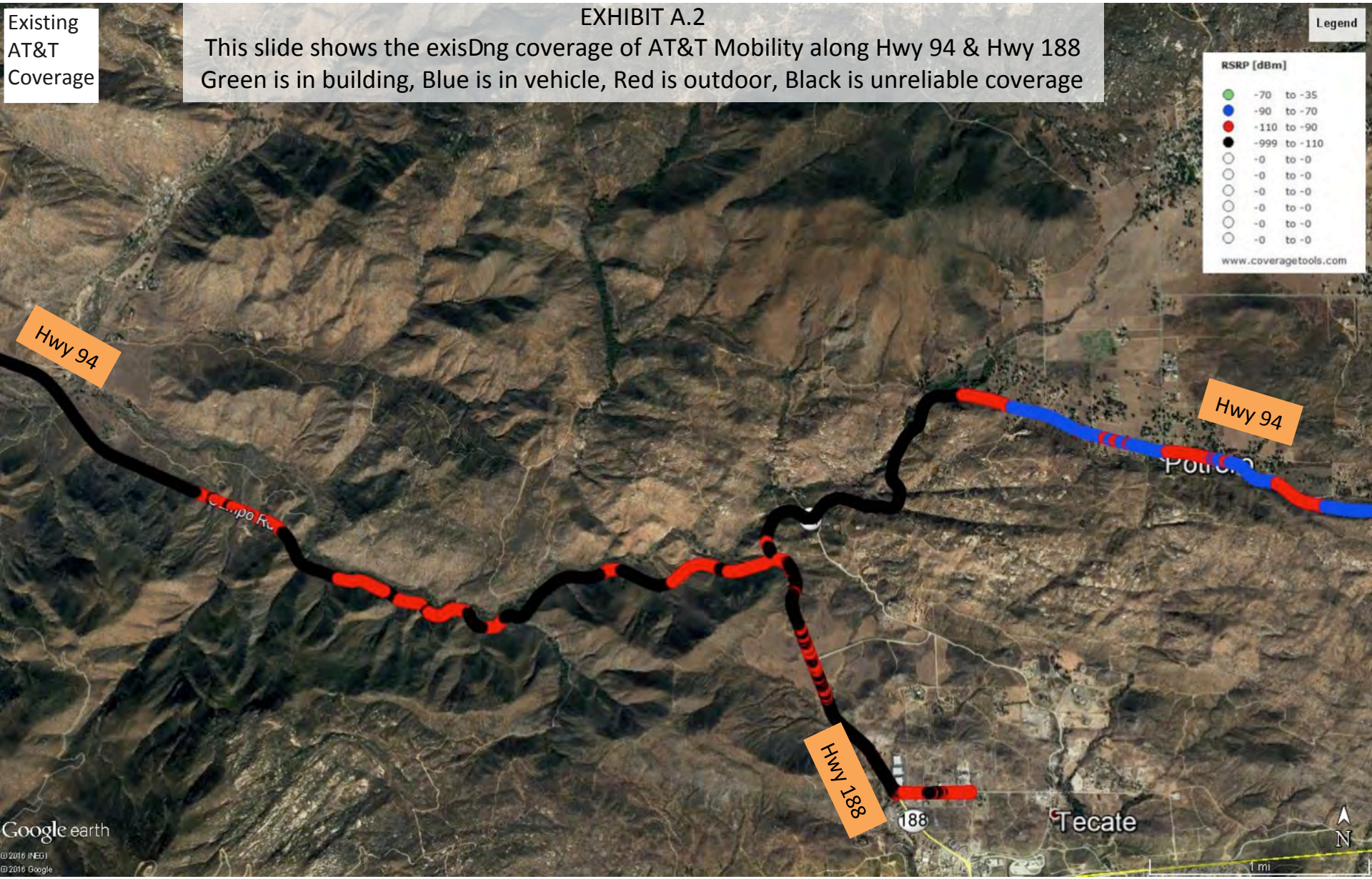
Existing AT&T Coverage
EXHIBIT A.2
This slide shows the exisDng coverage of AT&T Mobility along Hwy 94 & Hwy 188
Green is in building, Blue is in vehicle, Red is outdoor, Black is unreliable coverage
Legend
RSRP [dBm]
-70 to -35
-90 to -70
-110 to -90
-999 to -110
-0 to -0
-0 to -0
-0 to -0
-0 to -0
-0 to -0
-0 to -0
www.coveragetools.com
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Google earth
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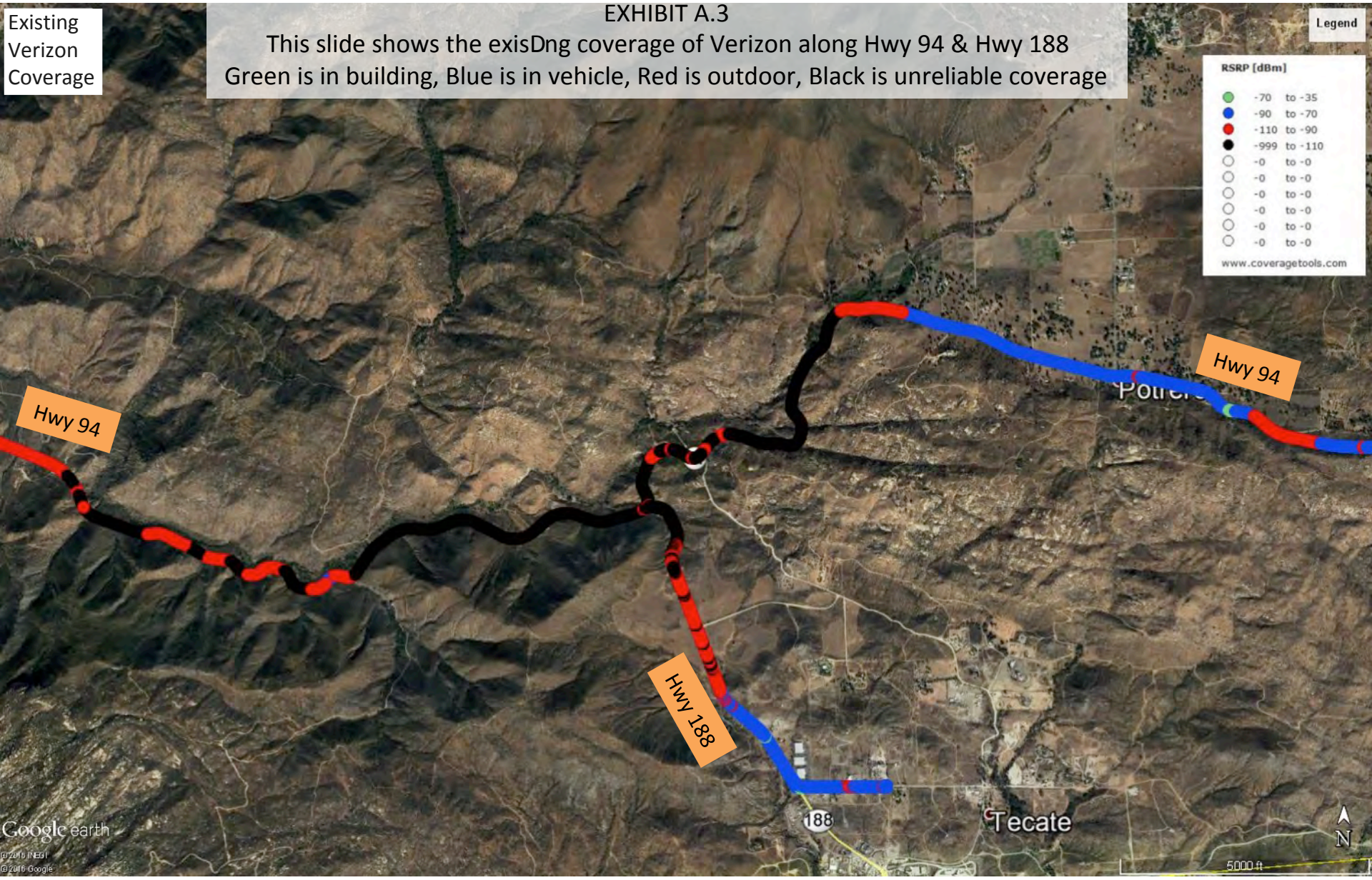
Existing Verizon Coverage
EXHIBIT A.3
This slide shows the exisDng coverage of Verizon along Hwy 94 & Hwy 188
Green is in building, Blue is in vehicle, Red is outdoor, Black is unreliable coverage
Legend
RSRP [dBm]
-70 to -35
-90 to -70
-110 to -90
-999 to -110
-0 to -0
-0 to -0
-0 to -0
-0 to -0
-0 to -0
-0 to -0
www.coveragetools.com
Hwy 94
Hwy 94
Hwy 188
188
Tecate
Google earth
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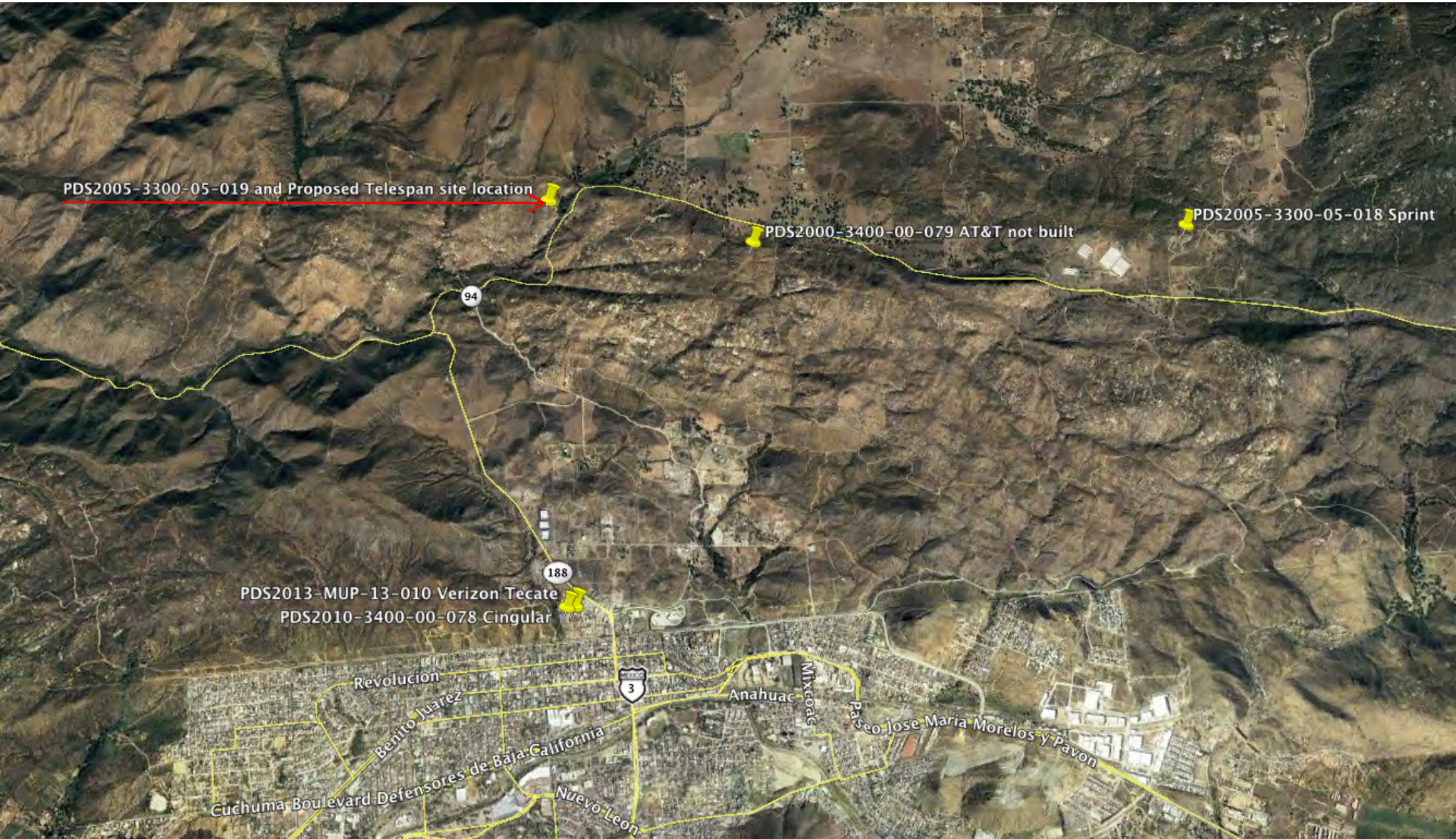
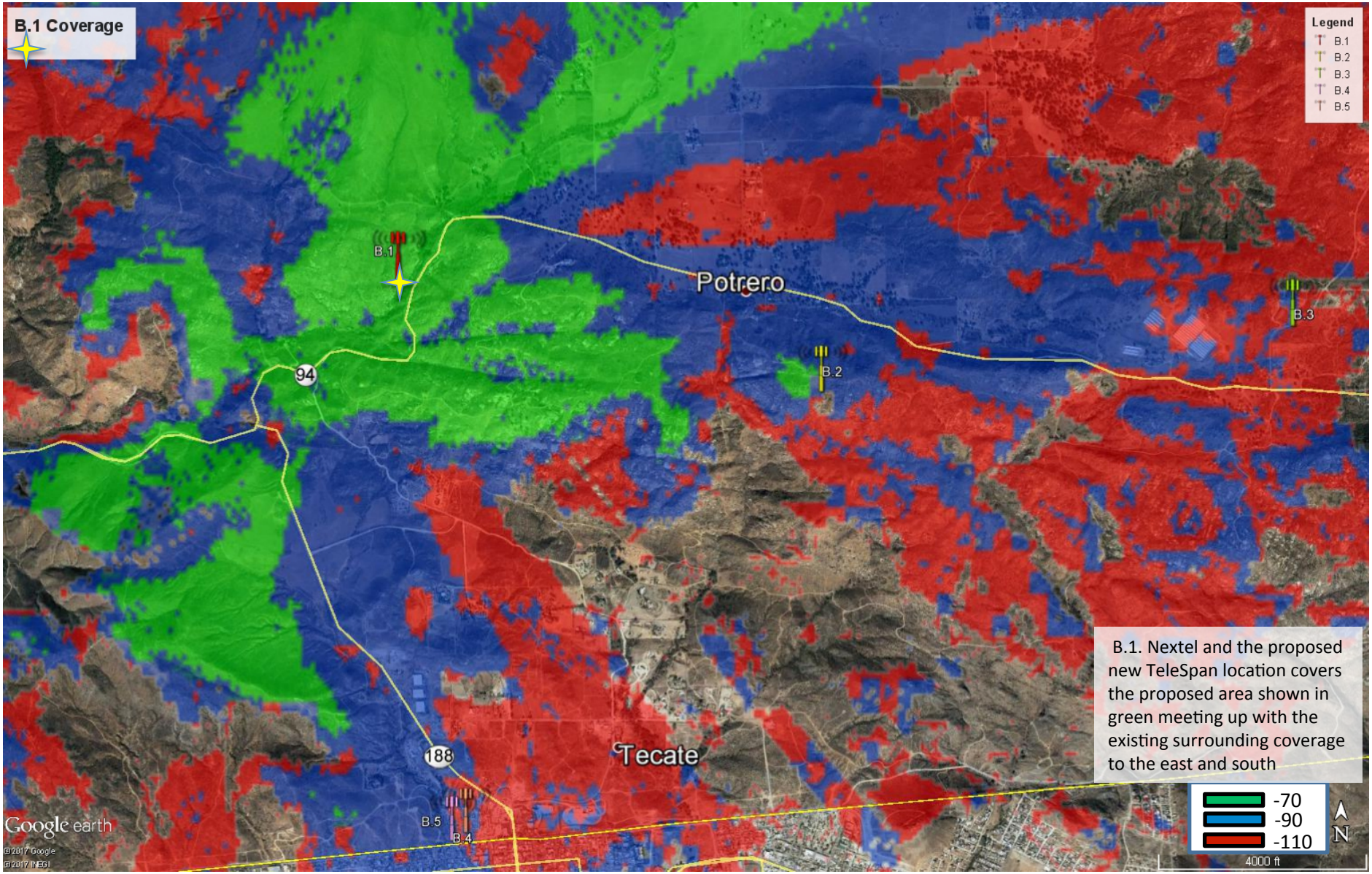
5000 ft

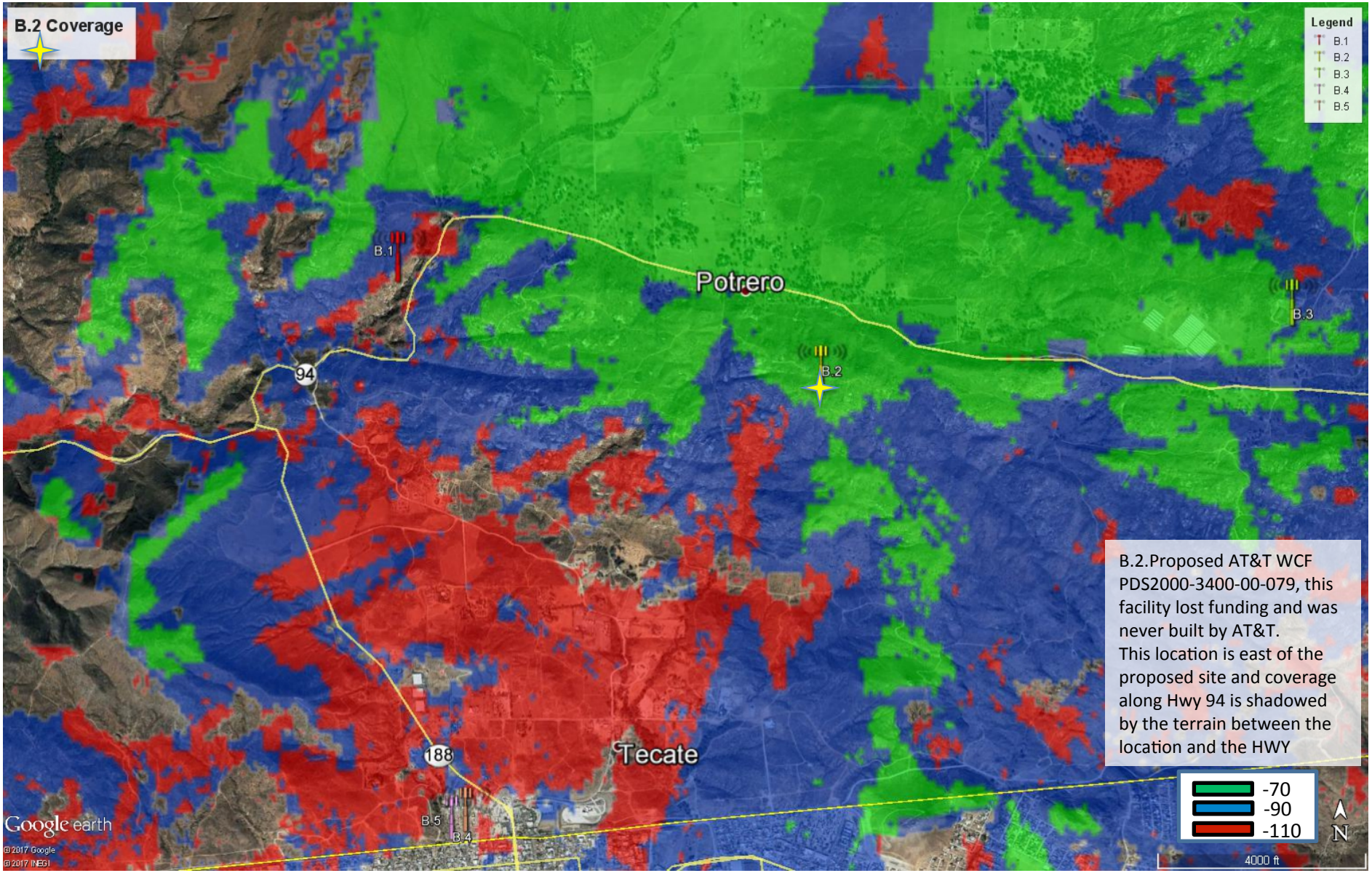
EXHIBIT B Alternave sites locaons reviewed

APN: 652-061-02-00	PDS2005-3300-05-019	B.1 Nextel applied for WCF at the same location as the proposed TeleSpan location
APN: 654-010-43-00	PDS2000-3400-00-079	B.2 AT&T canceled site was SE of Herod
APN: 654-030-27-00	PDS2005-3300-05-018	B.3 Sprint/Nextel exisng site near Potrero Proper
APN: 652-170-64-00	PDS2010-3400-00-078	B.4 Verizon tower In Tecate
APN: 652-170-63-00	PDS2013-MUP-13-010	B.5 AT&T on the next parcel west of Verizon Tecate site.



TELESPAN HEROD PDS2017-MUP-17-002/ ER-17-20-001




B.2 Coverage
Legend
B.1
B.2
B.3
B.4
B.5
Potrero
Tecate
94
188
B.1
B.2
B.3
B.4
B.5
B.2.Proposed AT&T WCF PDS2000-3400-00-079, this facility lost funding and was never built by AT&T.
This location is east of the proposed site and coverage along Hwy 94 is shadowed by the terrain between the location and the HWY
-70
-90
-110
N
4000 ft
Google earth
©2017 Google
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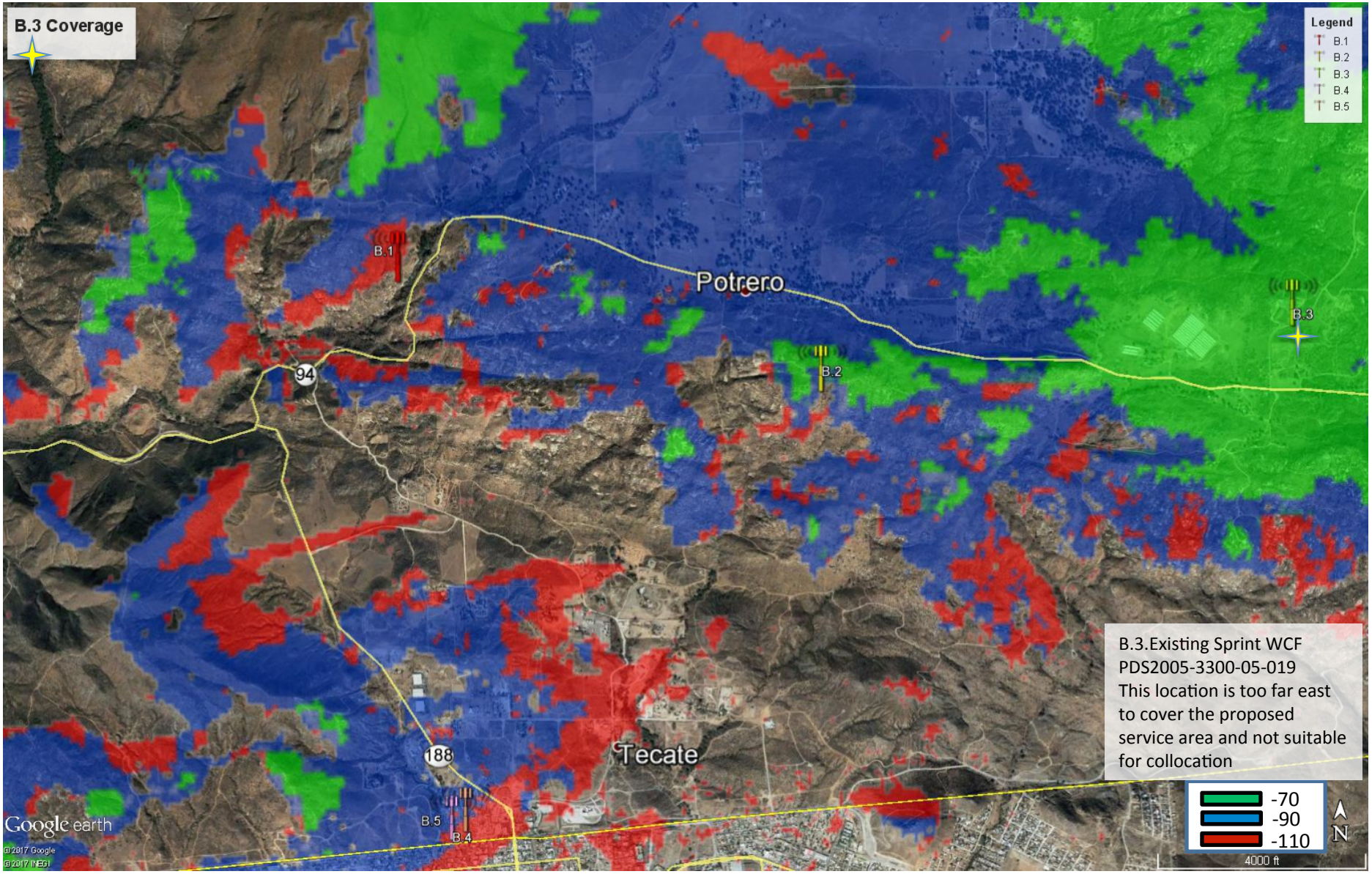
B.3 Coverage
Legend
B.1
B.2
B.3
B.4
B.5
Potrero
Tecate
94
188
B.1
B.2
B.3
B.4
B.5
B.3.Existing Sprint WCF
PDS2005-3300-05-019
This location is too far east to cover the proposed service area and not suitable for collocation
-70
-90
-110
N
4000 ft
Google earth
©2017 Google
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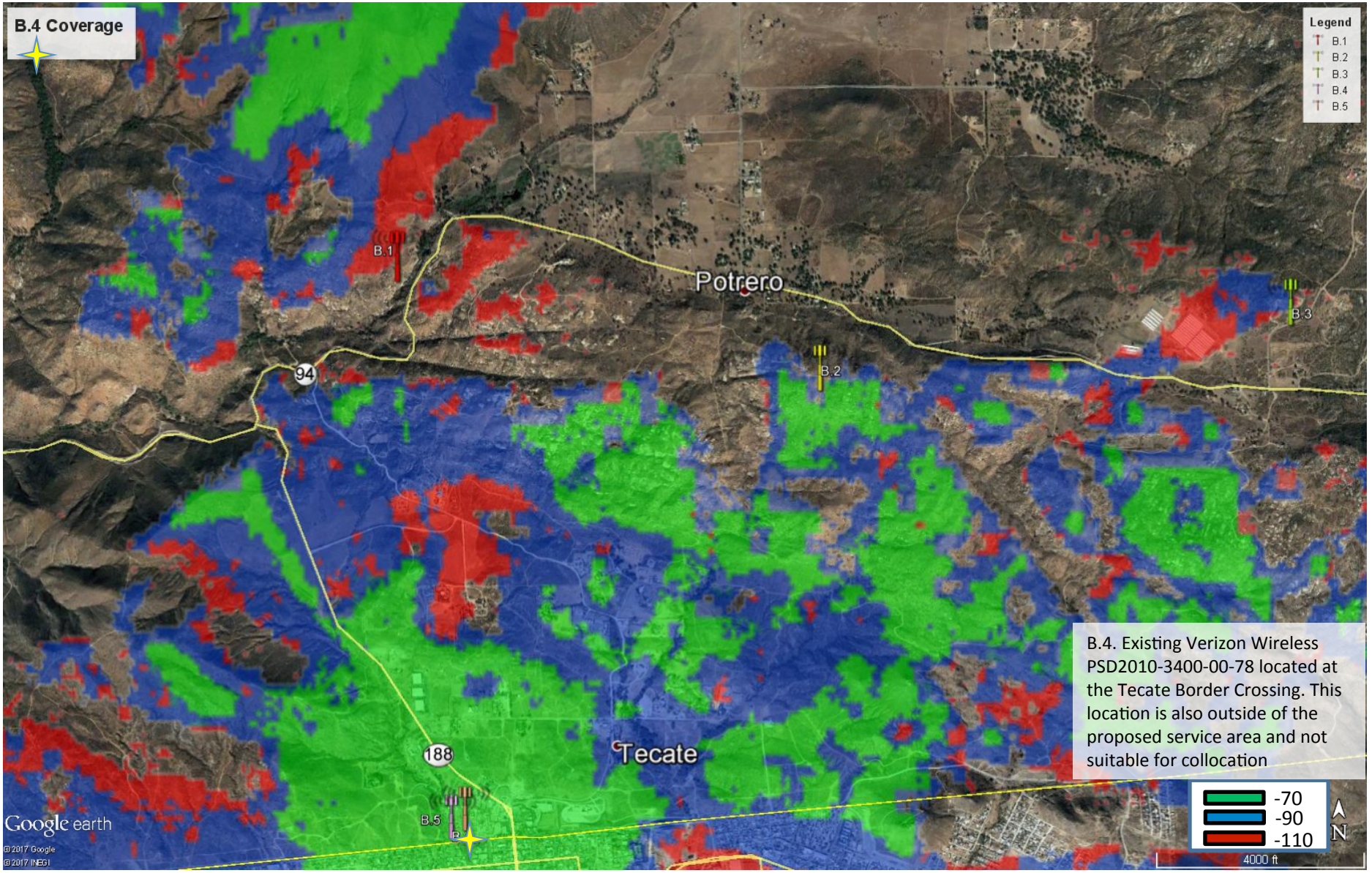
B.4 Coverage
Legend
B.1
B.2
B.3
B.4
B.5
Potrero
Tecate
94
188
B.1
B.2
B.3
B.5
B.4. Existing Verizon Wireless PSD2010-3400-00-78 located at the Tecate Border Crossing. This location is also outside of the proposed service area and not suitable for collocation
-70
-90
-110
N
4000 ft
Google earth
©2017 Google
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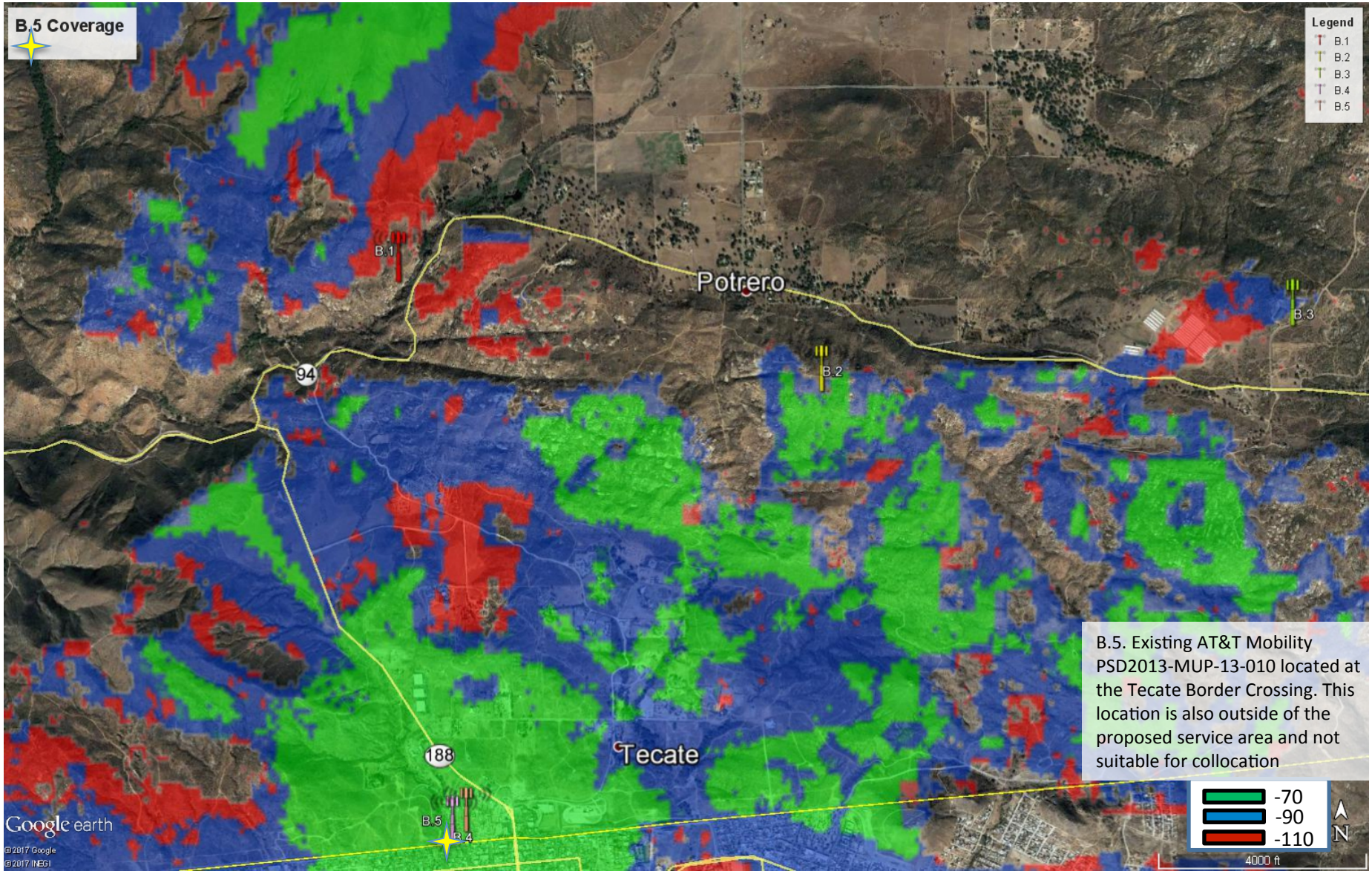
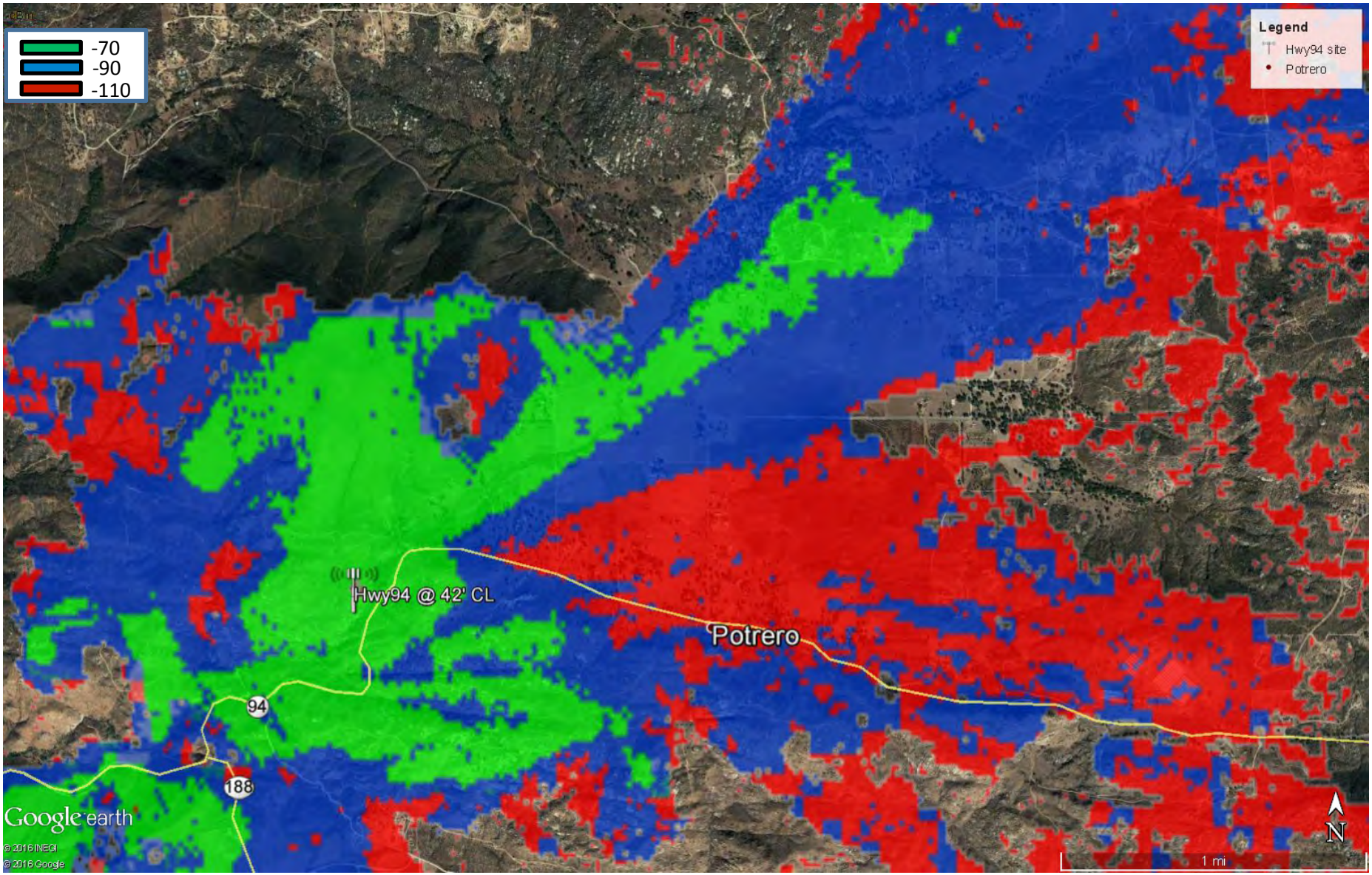
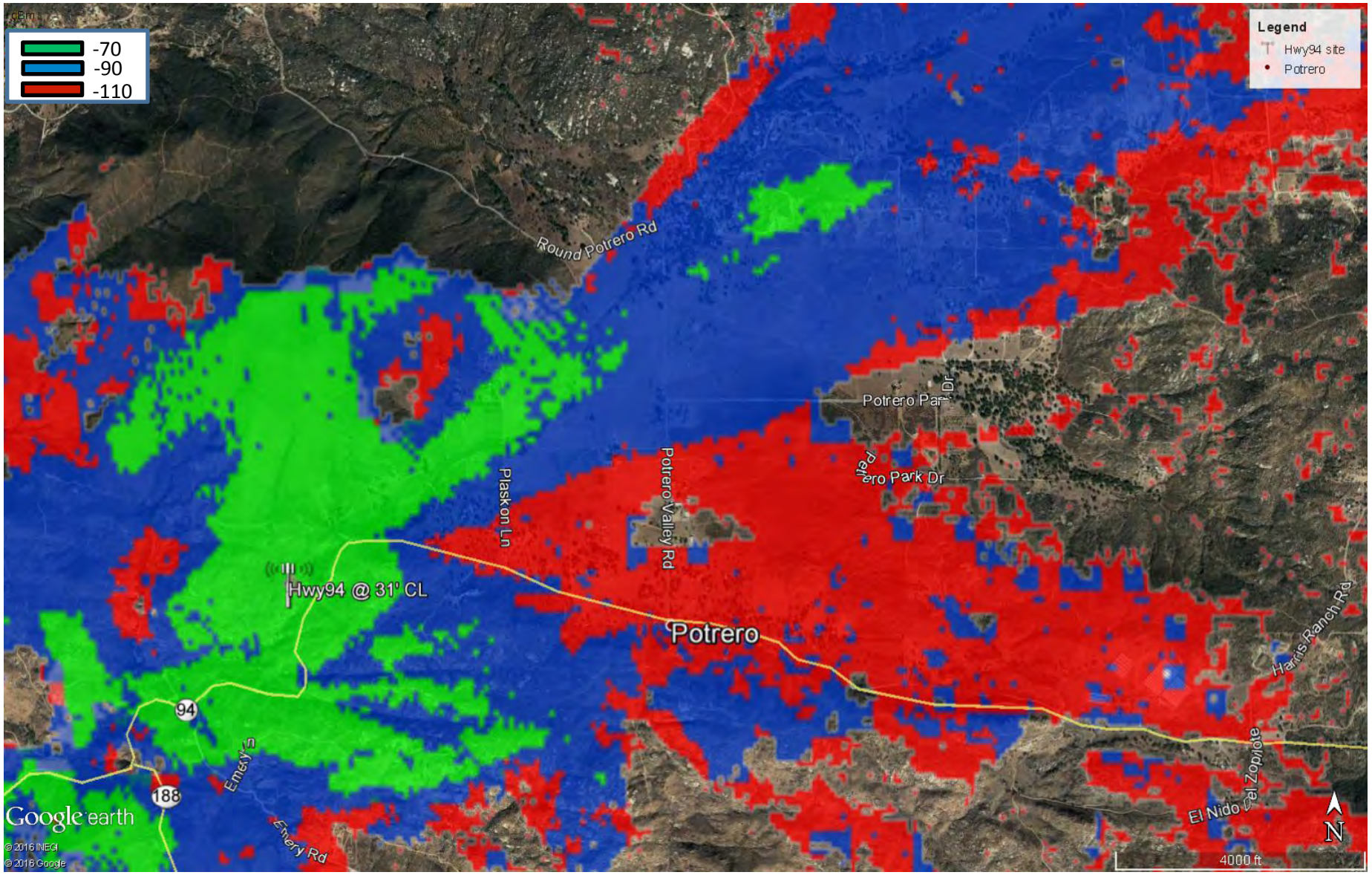


B.5. Existing AT&T Mobility PSD2013-MUP-13-010 located at the Tecate Border Crossing. This location is also outside of the proposed service area and not suitable for collocation

TeleSpan Herod Property 45’ antenna height coverage to NE



TeleSpan Herod Property 34’ antenna height coverage to NE



TeleSpan Herod Property 23’ antenna height coverage to NE